



£399,995

TENURE : FREEHOLD

The Green, Wrenthorpe, WF2

Bedrooms : 5

Bathrooms : 2

Reception Rooms : 3

Substantial five-bedroom detached family home

Extended over two storeys for enhanced living space

Convenient ground floor W.C.

Generous principal bedroom with en-suite

Spacious and versatile living accommodation

Quiet cul-de-sac position

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



MoveNowProperties are delighted to present this impressive five-bedroom detached family home, superbly positioned within a quiet cul-de-sac in the highly sought-after village of Wrenthorpe. Thoughtfully extended over two storeys, the property offers generous and versatile living accommodation perfectly suited to modern family life.

Entrance Hall

A spacious and welcoming hallway providing access to the principal ground floor rooms and immediately showcasing the home's well-proportioned layout.

Living Room

Measurements: 21'7" x 10'8" (6.60m x 3.30m)

A bright and comfortable family living space featuring laminate flooring and a charming fireplace. Double doors open into the sunroom, creating an excellent flow for both everyday living and entertaining.

Sunroom

Measurements: 10'8" x 7'11" (3.30m x 2.40m)

Overlooking the rear garden, this versatile additional reception room is ideal as a second sitting area, playroom or relaxing retreat.

Dining Room

Measurements: 14'7" x 8'8" (4.40m x 2.60m)

A superb entertaining space with ample room for a large dining table. Two double built-in storage cupboards with shelving provide valuable additional storage.

Kitchen

Measurements: 17'10" x 9'2" (5.40m x 2.80m)

A modern and well-appointed kitchen fitted with a 1½ stainless steel sink and mixer tap, integrated twin ovens and grill, five-ring gas hob with extractor and splashback, plus plumbing for a washing machine and dishwasher. There is also space for a dryer, all finished with laminate flooring and designed for practical family living.

Downstairs W.C.

Conveniently located on the ground floor and finished with tiled flooring.

Principal Bedroom

Measurements: 12'1" x 9'9" (3.70m x 3.00m)

A generously sized front-facing double bedroom with its own private en-suite shower room, creating a comfortable and peaceful retreat.

En-Suite

Comprising a three-piece suite with walk-in shower cubicle, chrome ladder-style radiator, tiled walls and flooring.

Bedroom Two

Measurements: 12'2" x 10'10" (3.70m x 3.30m)

A well-proportioned double bedroom positioned to the front of the property.

Bedroom Three

Measurements: 14'4" x 7'7" (4.40m x 2.30m)

A spacious and flexible room located to the side of the property.

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Bedroom Four

Measurements: 9'2" x 8'7" (2.80m x 2.60m)

A comfortable rear-facing bedroom, ideal as a child's room, guest bedroom or home office.

Bedroom Five

Measurements: 9'2" x 7'6" (2.80m x 2.30m)

A versatile fifth bedroom suitable as a nursery, study or additional guest room.

Family Bathroom

A well-appointed bathroom serving the remaining bedrooms, finished with tiled flooring.

External

To the front, a double driveway provides ample off-street parking for multiple vehicles.

To the rear, a generous enclosed garden is mainly laid to lawn and complemented by a decked patio area with wooden pergola – perfect for outdoor dining and entertaining.

Ideally located close to local amenities, well-regarded schools, bus routes to Wakefield city centre, Outwood train station, and with excellent access to the M1 motorway, this outstanding home is perfectly suited to families and commuters alike.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band D

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions Permission granted for two storey extension

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Please note that while the first external photograph does not show the lamppost located outside the property, it is visible in alternative images provided. Photographs are intended for illustrative purposes only and may not depict all aspects of the property or its surroundings at all times. Prospective purchasers are advised to satisfy themselves as to the accuracy of the information and to inspect the property in person.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: Downsizing

Q: How long have they lived there?

A Since 11/1998

Q: Is the seller in a chain?

A: Yes

Q: How quickly is the seller hoping to move?

A: As soon as we sell and buy

Q: What is included in the sale, fixtures, fittings, appliances?

A: Oven, microwave and hob. Wooden curtains

Q: Has the property been renovated or extended?

A: Yes

Q: Are there any known issues? E.g. damp, structural, subsidence

A: No

Q: Does the property have a water meter, or is it on water rates?

A: Water meter

Q: What type of boiler does it have, age and when was it last serviced?

A: Combi. 12 years. Serviced Jan 2026

Q: Is the property double glazed and well-insulated?

A: Yes

Q: Is there loft access?

A: Yes

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: Freehold

Q: Are there any restrictive covenants or shared access?

A: No

Q: What direction does the garden face?

A: South

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Q: Is the garden private or shared?

A: Private

Q: Are there any rights of way or easements?

A: No

Q: What is the parking situation?

A: Driveway and street

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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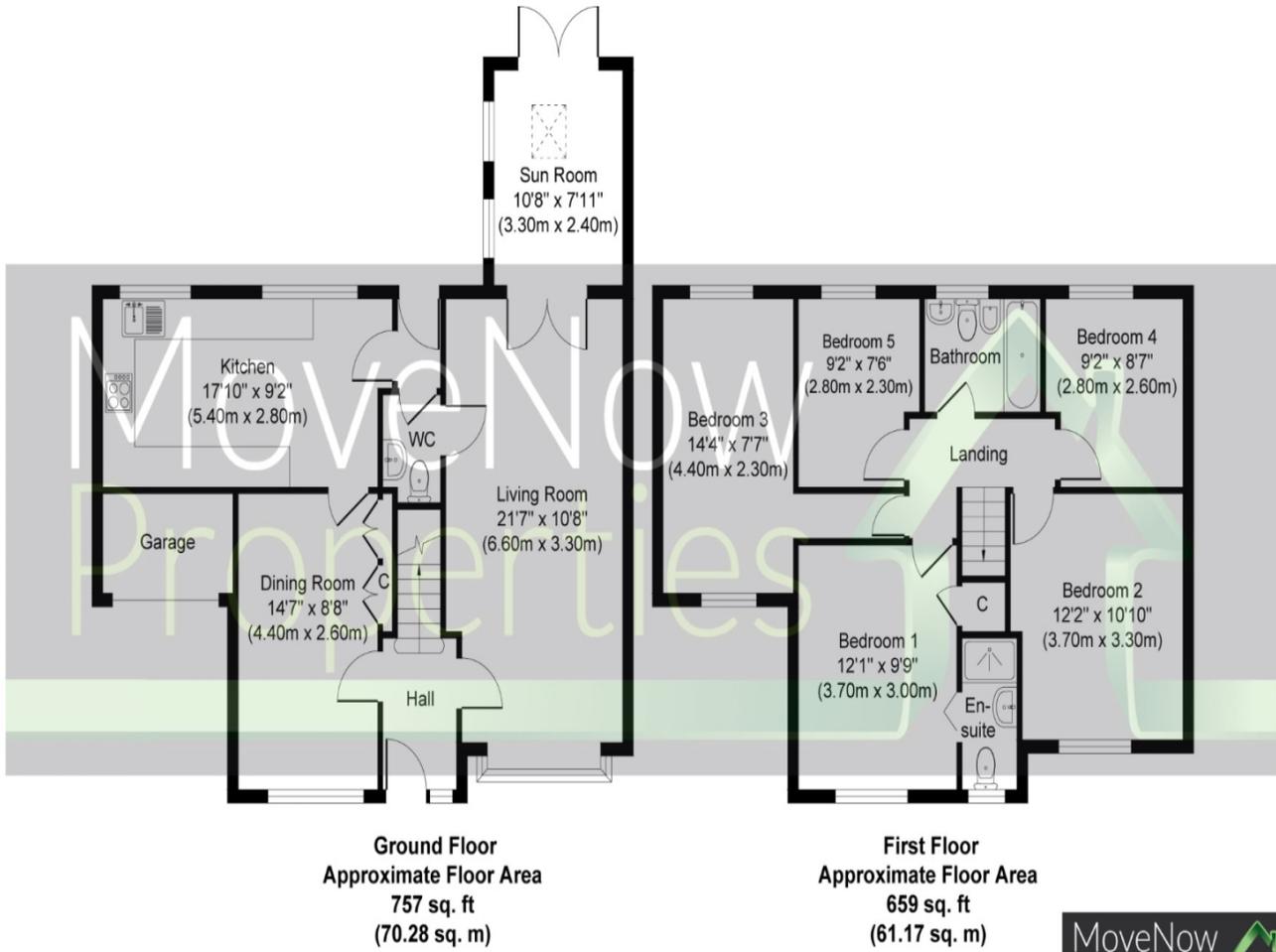
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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